



City of Mount Rainier
One Municipal Place, Mount Rainier, MD 20712
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**The City of Mount Rainier Mayor and Council
Public Hearing**

Date: 8-9-2012

Place: One Municipal Place, Mount Rainier MD 20712

Presiding officer: Mayor Malinda Miles

**Councilmember's present: Ivy Thompson, Jimmy Tarlau, William Updike and Brent Bolin
Councilmember's absent: None**

Meeting called to order at 7:10 pm

Presentation made by Street Sense Development Co.

Street Sense is a neighborhood development company and focuses on retail and is an integrated brokerage design marketing company specializing in retail and real estate. They were the developers in the arts District of Hyattsville Maryland. UIA sold them their property and asked that they implement a plan. The Shoppes of Olney Maryland is another success project.

Adrian Washington's company was founded by him in 1999. The following are revitalization urban neighborhoods

- 1. City Vista 5th & K Street**
- 2. The residence of Georgia Avenue**
- 3. The Heights on Georgia Avenue**
- 4. The Vue on Georgia Avenue**
- 5. City Center of Washington DC (Mixed Use)**

Guy Silverman (Street Sense):

Retail is focused on Rhode Island Avenue with mixed use buildings with integrated parking. The target for residential is singles in the late 30's with incomes of \$50,000.00 - \$100,000.00.

Tentative Schedule:

Contract signed with the city by October 2012

Closing 4-1-2013

Construction completion 4-2015

Adrian Washington wants a mix use program, an urban friendly mix use project with good retail on the ground floors and they have the experience.

The financial offer to the city is 10% down payment upon execution of binding agreement and balance upon construction closing. Thrifty Car Rental has a verbal commitment and will work the project without the car rental.

Lona Hooks:

We would like to see a health center at the gateway. Phillip Johnson feels that housing does not work at this location because the numbers don't work. A healthcare center should not include housing. They will bring 125 jobs to this location. This will be a state of the ark health care center.

Dr. Fadul (Developer & Owner):

Dr. Fadul's development team introduces themselves and presents a fully functional building at the entrance of the city and they have created a website and a blog.

The resident of 4100 29th Street favors Street Sense and another resident is concerned about house values, she is under water and also prefers Street Sense Development. Other residents of the city feel Street Sense does not have their ducks in a row and others feel that the expectations should be raised.

Resident Ann Lacure 3100 blk. of Bunker Hill Rd.:

I would be okay with any of the three partners and agrees with Councilmember's Thompson and Bolin on AHC for this project.

Larry Solomon business owner presents a letter to the Mayor and Council on relationship with Street Sense and he does have an agreement with them.

Alonzo Washington (Chief of Staff for County Councilman Will Campos):

They support the concept that was written by the people in the MUTC plan and feel that the Street Sense proposal is the developer that comes closest to that. We will work with the city to make sure that finance is available for this project. They are willing to sit with the city and whatever developer you choose to provide financial support.

Resident of 4100 blk. 29th Street

Encourage the Council to look at the long term view and would like to see the developers track record on delivering their financials.

**Motion to close open hearing
Councilman Tarlau
Second Councilman Updike
Vote 4-0**

Special Session

Resolution 7-2012 (A Resolution approving the application and receipt of financing for a community Legacy Project further described in the Community Legacy Application)

**Motion to approve
Move Councilman Bolin
Second Councilwoman Thompson
Vote 4-0**

Resolution 8 -2012 (A resolution of the City of Mount Rainier to approve the designation of a Municipal Collaboration application and receipt of financing for the Community Legacy Projects.)

**Motion to approve
Move Councilman Updike
Second Councilwoman Thompson
Vote 4-0**

Councilman Bolin explains he and Councilwoman Thompson's part in the development. AHC's proposal was self-contained and Street Sense ask for seven million and the city has a four million dollar budget. There has been a change in the playing field. AHC has given us complete details and the others had not up until this point.

Councilwoman Thompson: says they wanted to make sure the residents were clear in what the financials are for the city and the information we based our evaluation on. Street Sense original proposal ask us to grant them the land and now they are offering to repay the debt at closing.

The city used a tax free bond to purchase the property and that bond does not allow the city to enter into a public private type of partnership.

Councilman Tarlau thanks Councilman Bolin and Thompson and city staff for a job well done. Why do you feel retail will work in this area; I'm asking this of Street Sense?

Street Sense Developer:

You will have current residents and residents coming from new development and Washington DC and other parts of the county as well. We are willing to start work now.

Councilman Tarlau:

Is it realistic to have apartments for \$1800.00 a month?

Councilman Updike:

This would not be a discussion of two people. I would want to make sure we are partners with all three developers.

Councilman Bolin:

What would be the impact on the homeowners that back up to your project?

Mr. Washington:

We would put 10% down

Mayor Miles:

How far will Street Sense go with this project with Mount Rainier?

How vested is the county with Street Sense?

Our team is fully committed.

Resident Karen Simmons suggest we have a bank or drug store.

Mr. Johnson:

Wells Fargo Bank will give \$65,000.00 on Dr. Fadul 's behalf and he will put up one million of his money. We are prepared to bring \$11,000,000.00 to the table.

Councilman Tarlau:

If you are not going to provide parking where will the sixty spaces come from?

Mr. Johnson:

We are anticipating parking underground 40 or 50 spaces underneath the building.

Councilman Tarlau:

We don't want fast food in downtown Mount Rainier and is your proposal depending on the Solomon property?

Mr. Johnson:

No

Councilwoman Thompson motions:

Proposing the Council not make a decision until September 2012.

Second Councilman Tarlau

Vote 4-0

Councilman Tarlau moves to adjourn

Second Councilman Updike

Vote 4-0